



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1993	1,556	175,297
FEP	144	80	2008	115	12,956
FEP	192	80	2008	154	17,349
FGR	754	55	1993	415	46,753
FOP	138	30	1993	41	4,619
FOP	240	30	1997	72	8,112

TOTALS	3,024			2,353	265,087
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	KWA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,353	126.2240	132.54	311,867	1989	2005	0	0	0	15.00	85.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1556 HX Base Yr													
54608 ARMSTRONG RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU													

TOTAL OB/XF 5,194													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00	35.00	100	2004	2004

TOTAL OB/XF 5,194													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00	35.00	100	2004	2004

REVIEW DATE	01/06/2023	BY	KWA
-------------	------------	----	-----

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					265,087				
TOTAL MARKET OB/XF VALUE					5,194				
TOTAL LAND VALUE - MARKET					51,000				
TOTAL MARKET VALUE					321,281				
SOH/AGL Deduction					0				
ASSESSED VALUE					321,281				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					321,281				
TOTAL JUST VALUE					321,281				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					321,516				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21717	GARAGE	17,879	07/01/2008
3003	H/AC	2,150	05/05/1989
5898	NEW CONSTR	1,900	05/05/1989
5375	ADDITION	2,550	12/13/1988
3222	NEW CONSTR	0	10/03/1988
5200	NEW CONSTR	56,782	10/03/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/0106	1/07/2023	QC	U	I	11		100
GRANTOR: LAMB THOMAS							
GRANTEE: HAM KAROLINE L							
2597/0633	10/11/2022	WD	Q	I	01		365,000
GRANTOR: HAM KAROLINE L							
GRANTEE: BLANCHETTE JEFFREY							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W26 S2 BAS=[YR=1993] W1 FEP=[YR=2008] N12 W12 FOP=[YR=1997] W20 FEP=[YR=2008] W16 S12 E16 N12\$ S12 E20 N12\$ S12 E12\$ W59 S29 E37 N2 FOP=[YR=1993] E23 N6 W23 S6\$ N6 E23 N21\$ S27 E26 N29\$.									